

WARRANTY DEED

I: MARY M. DRUDING of Waterville County of Kennebec, in the State of Maine

013731

For consideration paid,

grant to JAMES M. KEMER and ANNE L. KEMER,
of Portland, Cumberland County, State of Maine,

TRANSFER
TAX
PAID

as joint tenants, and not tenants in common,

whose mailing address is: 118 Caleb Street, Portland, ME 04102

with WARRANTY COVENANTS

A certain lot or parcel of land situated in WATERVILLE, County of Kennebec and State of Maine, located at the intersection of Blue Jay Way right of way and Pleasant Hill Drive right of way bounded and described as follows, to wit:

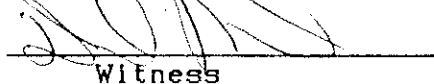
Beginning at a point marking the intersection of the southerly side of Blue Jay Way right of way and the easterly side of Pleasant Hill Drive right of way at an iron pin at the northwesterly corner of Lot 37 as shown on subdivision plan, dated June, 1977, titled Ridge Road Development, Waterville, Maine, and recorded in the Kennebec County Registry of Deeds File No. D-77074; thence North 66 degr 47' 00 " East one hundred eighty-two and four tenths (182.4) feet along Blue Jay Way right of way to an iron pin at the northeasterly corner of said Lot 37; thence South 10 degr. 13' 59" East one hundred seventy-nine and fifty-three hundredths (179.53) feet by the westerly sideline of Lot 36 as shown on said plan to an iron pin at the southeasterly corner of said Lot 37; thence South 66 degr. 47' 00" West one hundred seventy-eight and five tenths (178.5) feet by the northerly sideline of Lot 38 as shown on said plan to an iron pin at the southwesterly corner of said Lot 37; thence North 09 degr. 45' 58" West one hundred twenty-two and sixty-six hundredths (122.66) feet along Pleasant Hill Drive right of way to an iron pin marking beginning of a curve having a radius of three hundred (300) feet; thence by said Pleasant Hill Drive right of way fifty-six and twenty-six hundredths (56.26) feet to the point of beginning.

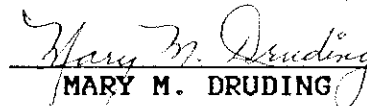
Meaning and intending to describe Lot 37 as shown on subdivision plan, dated June, 1977 titled Ridge Road Development and recorded in the Kennebec County Registry of Deed File D-77074.

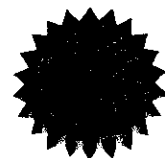
This conveyance is made subject to the conditions and restrictions that the grantees, their heirs and assigns, and the survivor of them and the heirs and assigns of the survivor of them, shall never erect, permit to be erected or maintained on the granted premises at any one time more than one dwelling house and one private garage or any structure which shall have a living space floor area of less than one thousand four hundred (1,400) square feet.

Meaning and intending to convey the same premises described in a deed from Edward L. White and Anne F. White to Mary M. Druding recorded in Kennebec Registry of Deeds Book 3246 Page 132.

WITNESS our hand and seal this 3rd day of July, 1990.


Witness

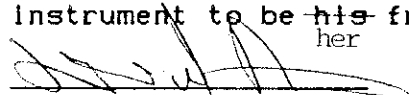

MARY M. DRUDING



State of Maine, Kennebec, ss.

July 3, 1990

Then personally appeared the above named MARY M. DRUDING and acknowledged the foregoing instrument to be his free act and deed, Before me,

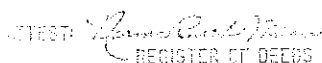

her

Notary Public

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 1993

RECEIVED KENNEBEC SS.

1990 JUL -6 AM 11:00

TEST: 
REGISTER OF DEEDS



RE TRANS
TC
DRC
TM
PPC